

Zoning, the Master
Plan, and Economic
Development:

Where to go from
here?

All Things Land Use in Tewksbury



Contents

- Why are we here?
- What are we trying to accomplish?
- How can some “best practices” help Tewksbury in the future?
- Your thoughts?



Zoning Bylaw Committee & Consultants

- Committee:

- Todd Johnson
- Edward Johnson
- Richard Cuoco
- Robert Fowler
- Erin Wortman

- Staff:

- Steve Sadwick,
Assistant TM
- Kyle Boyd, Planner

- Consultants:

- RKG Associates
- Barrett Planning
Group LLC
- Robert Mitchell,
FAICP



Why are we here?

Recent Master
Plan Update



Zoning review



Issues with
current
Zoning Bylaw
(ZBL)



Our scope

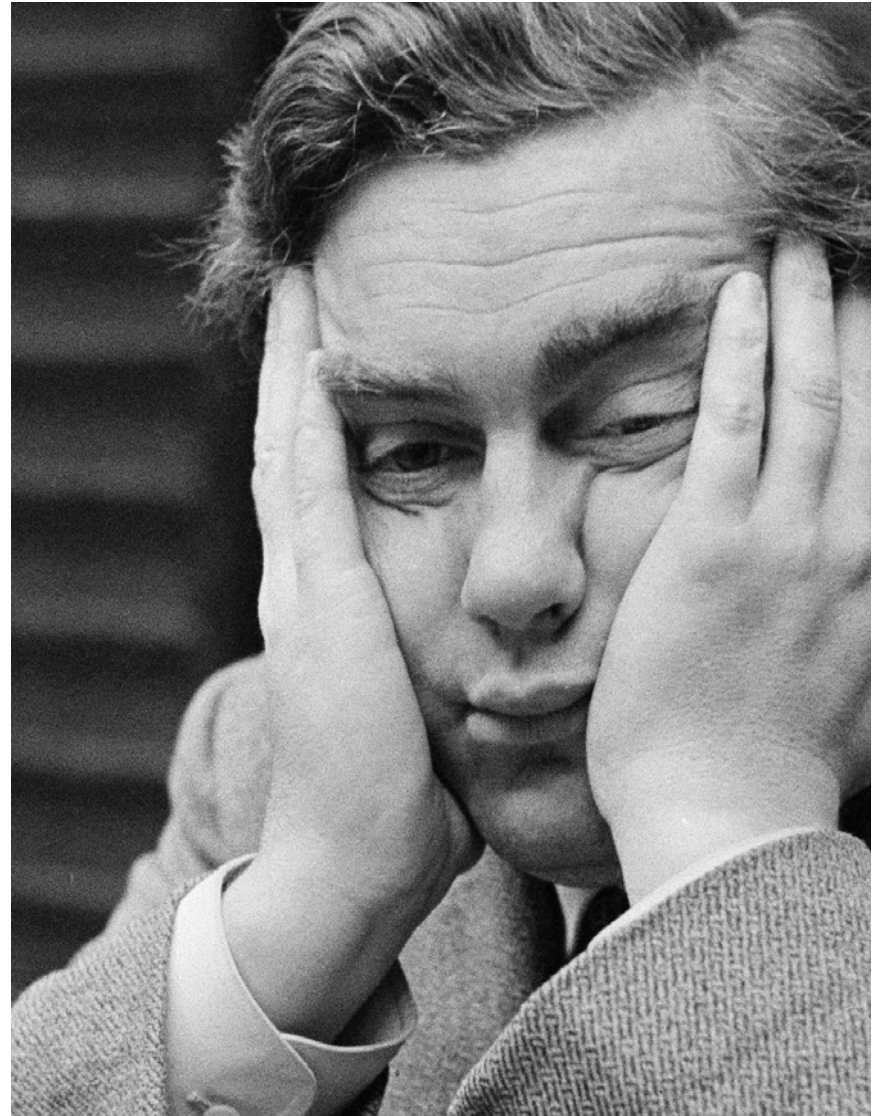
Reorganize and reformat	Reorganize and reformat the ZBL
Update	Update, clarify use regulations
Eliminate	Eliminate legal conflicts
Eliminate	Eliminate internal inconsistencies and conflicts
Clarify	Clarify, simplify, improve administration & permitting
Update	Update the zoning map as necessary

We will try ...

Zoning is not
boring!

It's serious
business!

But yes, it can get
awfully technical
and "in the weeds"
with details



ZBL out of
date,
disorganized



Usual problems of bylaws
that need comprehensive
rewrite

- Numbering errors
- Hard to find information!
- Needs an index, illustrations, hyperlinks for online use
- District regulations need better integration

Zoning “Diagnostic”

6/27/2017

Zoning “Diagnostic”

- Definitions!
 - Peppered throughout the ZBL
 - Not always consistent
 - Use and district regulations sometimes mixed/blurred
 - Some definitions unclear

Zoning “Diagnostic”

- Very complicated legalese where simple statements would work just fine! For example:
 - 2313. Boundary lines located outside of street lines and shown approximately parallel *thereto* shall be regarded as parallel to *such* street lines, and dimensions shown in figures placed upon *said* map between *such* boundary lines and street lines are the distance in feet of *such* boundary lines from *such* street lines; *such* distances being measured at right angles to *such* street lines unless otherwise indicated.

Zoning “Diagnostic”

Some districts have
purpose statements;
others do not

“Heavy Industrial” –
archaic (and possibly
misleading) term

What to do with the
HCOD, MFD/55, CDD

Section 9340,
Development Impact
Statements (DIS) –
what, when, how?

Policy & Administrative Questions

- Overlay districts v. fix the underlying zoning
- Substantial dependency on special permits
- Administrative site plan review
- Design review, design guidelines
- Training for town boards
- Dimensional standards in some zones do not align well with established development patterns

Tewksbury
Zoning
Revision

Opportunities & Challenges



Positive Side

- A lot happening in Tewksbury!
- Rebounding market
- 13 development projects on Route 38, 2010-2017
- New housing, including market-rate & affordable

Town boards, staff
doing a good job
with what they have
for tools and
strategies

Market matters!

Hard to get people
excited about
zoning until
something is in their
back yard

Little-used/never-
used regulations can
lead to unintended
issues

Some Observations

6/27/2017

Challenges

- Some people think the Town has too much multifamily housing. Does it?
- Route 38 improvements look great, but could the Town do more?
- Overlays signal policy decision to encourage growth and better design on Route 38. What's a good design outcome?
- Does Tewksbury really want to allow single-family homes in the Industrial District?



Walkability

- How to address Tewksbury's lack of walkability, both in neighborhoods and along major corridors



Change doesn't happen without new investment

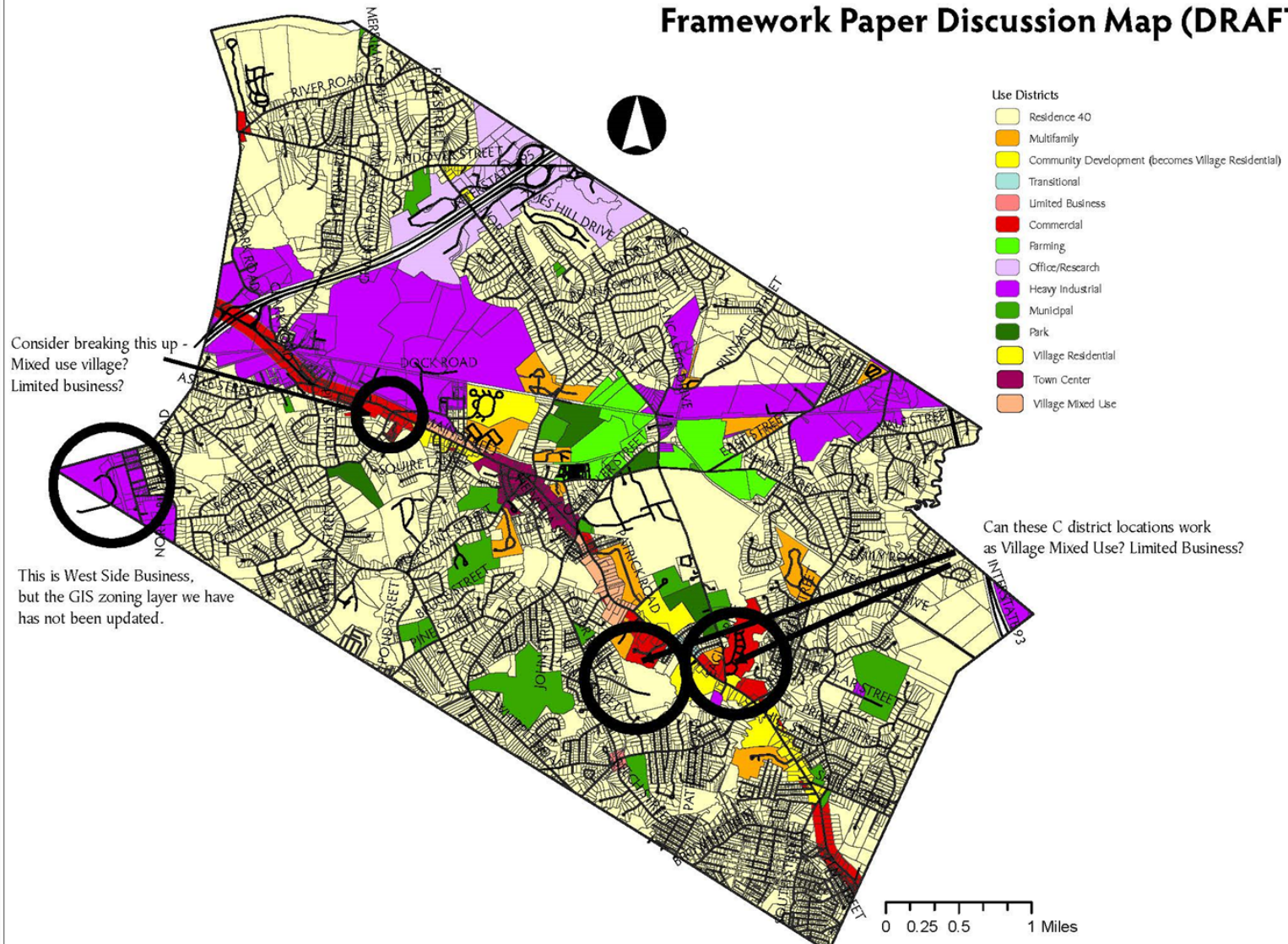
Other Challenges

- Signs
- Inclusionary zoning – should the Town try new “best practices” approaches?
- Does the Town need more than one single-family residential zone?
- How can the Town encourage more good investments along Route 38 and reduce developer’s risk?
- What are the tradeoffs?

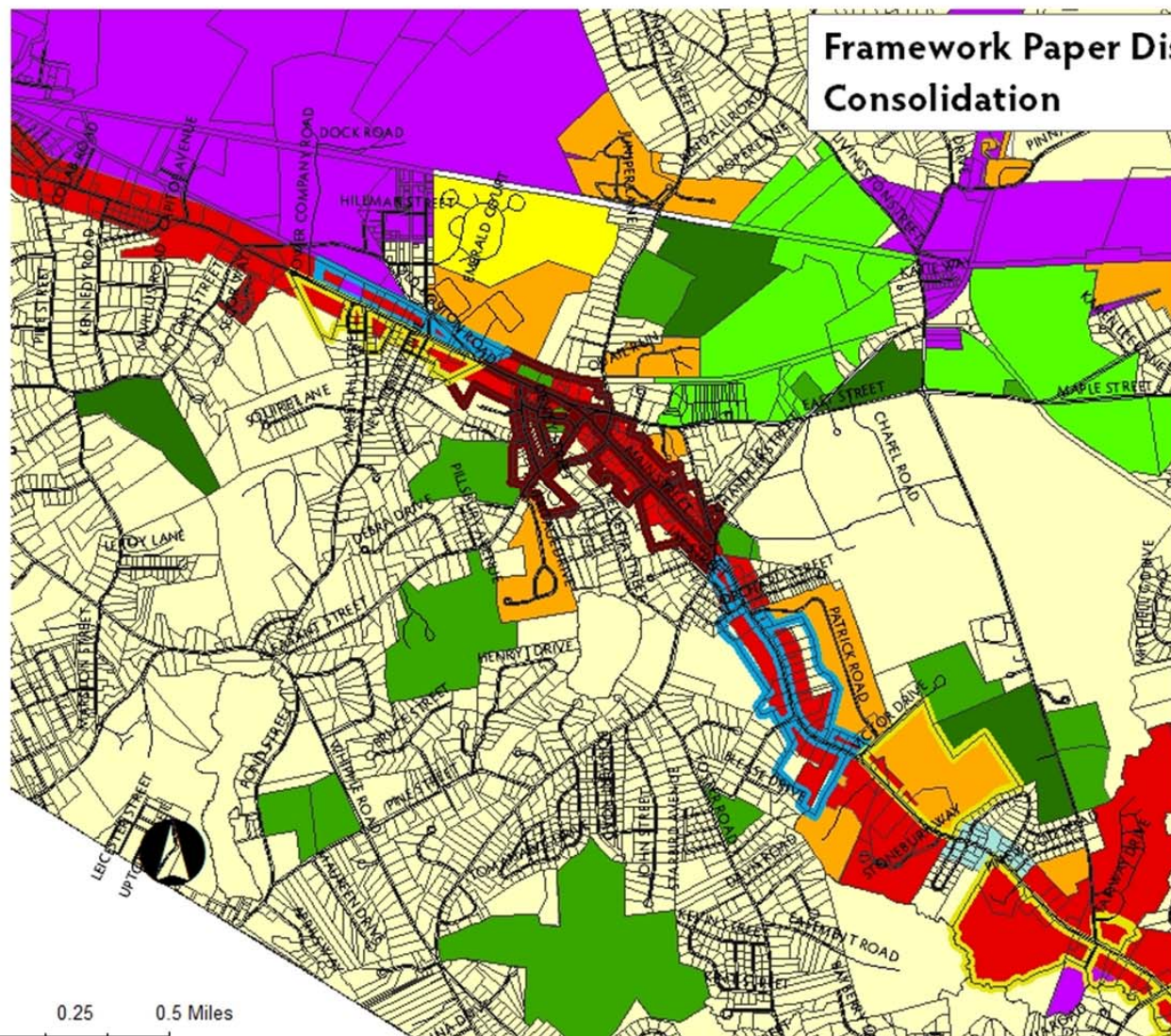
Current Focus

Replace	Replace existing “C” district on Route 38 with more than one business zone, based on the overlays
Shift	Shift the ZBL’s focus on uses to a focus on form
Clean	Clean-up structure, definitions, language
Improve	Improve navigability

Framework Paper Discussion Map (DRAFT)



Framework Paper Discussion Map Consolidation



Use Districts

- Residence 40
- MultiFamily
- Community Development
(becomes Village Residential)
- Transitional
- Limited Business
- Commercial
- Farming
- Office/Research
- Heavy Industrial
- Municipal
- Park

Potential Use Districts

- Village Residential
- Town Center
- Village Mixed Use

Our Questions for You

- What are you concerned about?
- What would you want to see improved or strengthened in Tewksbury's zoning? Or made easier?
- In terms of land use regulation, what could help the Town be an even better place for people to live? To run a successful business?
- Any areas in Town that you think the zoning should be studied more?



Discussion

Tewksbury Zoning Revision

6/27/2017

